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SOLICITORS & ESTATE AGENTS



# 49 WAVERLEY MILLS

INNERLEITHEN, SCOTTISH BORDERS EH44 6RH



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# WELCOME TO

## 49 WAVERLEY MILLS, INNERLEITHEN

Nestled on a cul-de-sac as part of a family-friendly development, this modern three-bedroom detached house has a desirable location in the Scottish Borders' town of Innerleithen. It offers bright and airy interiors which are well presented in light hues, further benefiting from a spacious dining kitchen, a conservatory, and two bathrooms (plus a WC). It also has generous private parking and a suntrap garden that is beautifully kept.



## THE HIGHLIGHTS

- A modern detached house in Innerleithen
- Multi-car driveway and integrated garage
- Landscaped, southeast-facing garden
- Welcoming entrance hall with a WC
- Charming sitting room with a bay window
- Dining kitchen with additional storage
- Conservatory with southeast-facing aspect
- Three bedrooms with built-in wardrobes
- Neutrally presented en-suite shower room
- Family bathroom with an overhead shower





## TAKE A LOOK AROUND

A hall welcomes you into the home, providing a lovely first impression and a handy WC. To the right, the sitting room presents a relaxed and comfortable setting for daily use. It enjoys a subtle accent wall set against a neutral backdrop and sees lots of natural light from a bay window. A modern fireplace adds the finishing touch of decoration. Meanwhile, the dining kitchen is uplifted by light blue décor for a cheerful ambience. It has plenty of room for a table and chairs, alongside the L-shaped arrangement of base and wall cabinets and wood-toned worktops. It also has additional storage and under-unit lighting. Plus, it comes with an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine. A southeast-facing conservatory extends from here, providing a tranquil setting for soaking up the sun.

## HEAD ON UP

A bright landing leads to the three bedrooms, which are comprised of two spacious doubles and a versatile single/home office – all of which come with built-in wardrobes, as well as light decoration and soft carpeting. The principal bedroom has the added benefit of an en-suite shower room that is neutrally presented. A quality family bathroom (with overhead and handheld showers) completes the interiors. Gas central heating and double glazing ensure year-round comfort.



## THE DETAILS

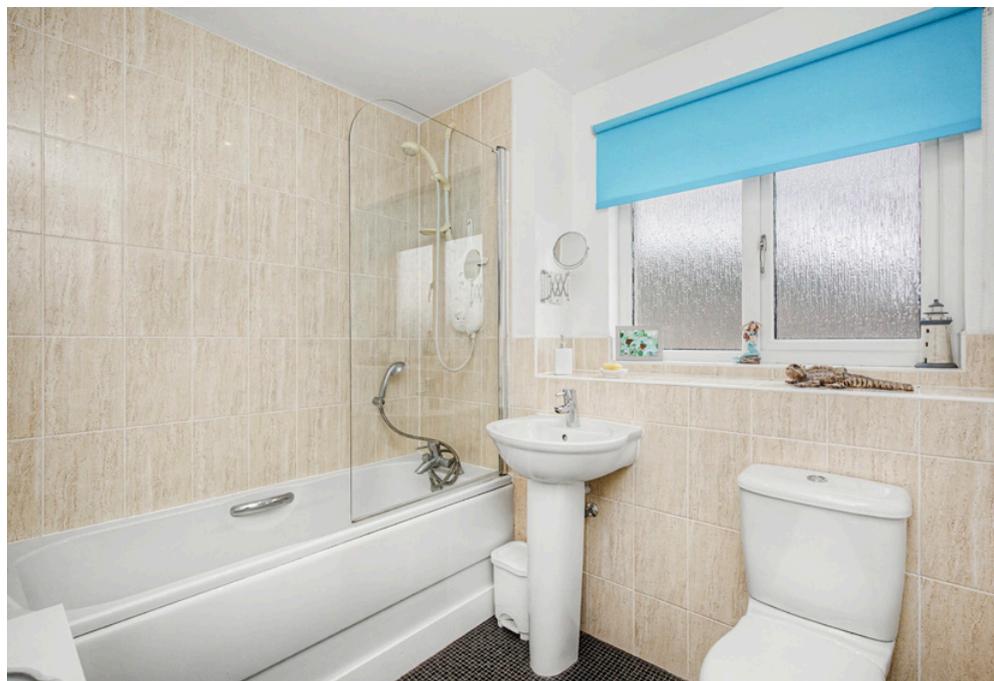
All fitted floor coverings, window blinds, most light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale. The conservatory furniture and gardening tools may be available upon request.





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THREE BEDROOMS WITH  
BUILT-IN WARDROBES





## TOUR THE GROUNDS

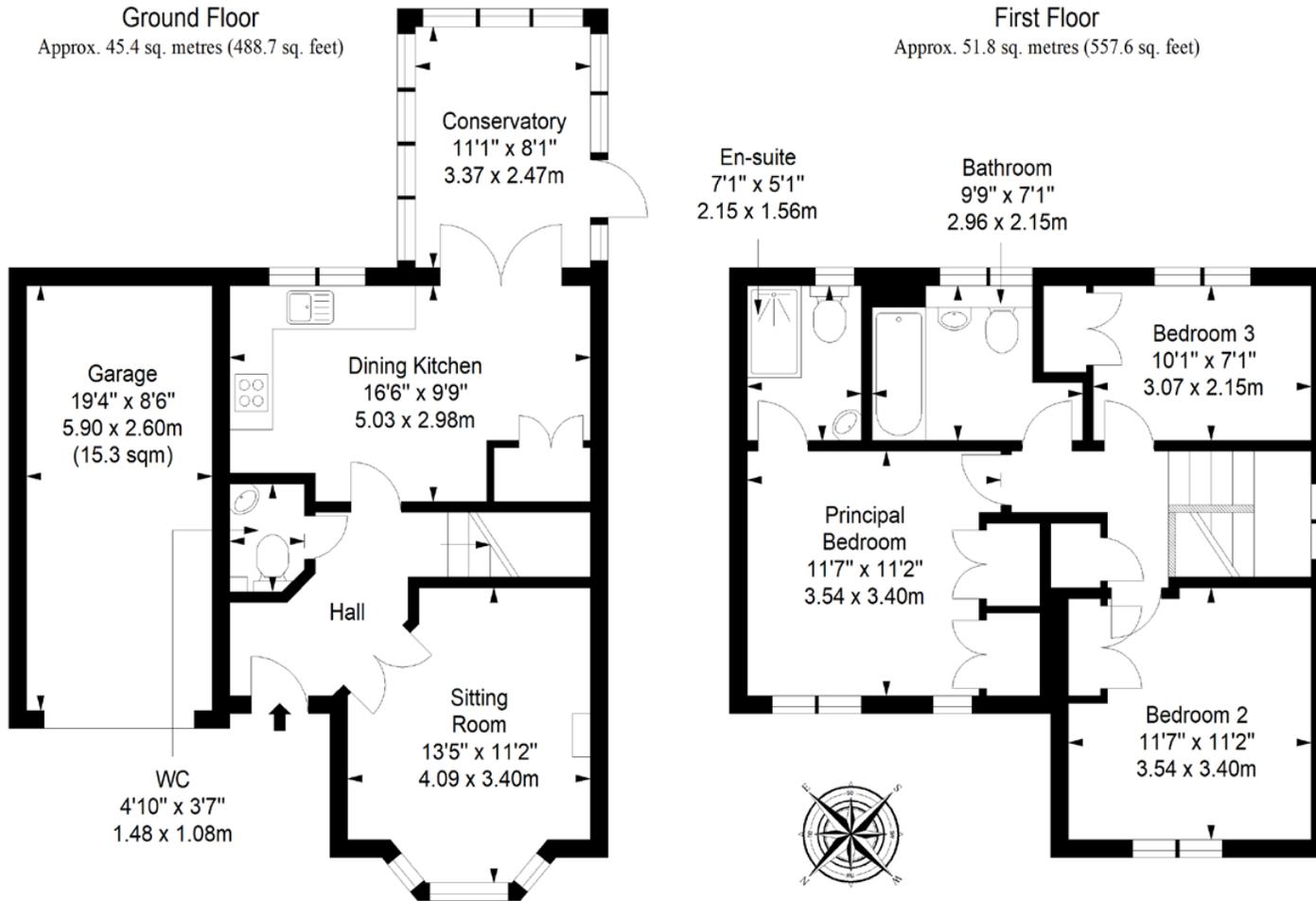
To the front, there is a neat lawn alongside a multi-car driveway and an integrated garage. While to the rear and side, there is an enclosed garden that is carefully landscaped, incorporating a swathe of lawn and a patio framed by mature plants to add to its scenic charm. Best of all, it has a southeast-facing aspect capturing lots of daily sun.

## TELL US ABOUT

### *INNERLEITHEN*

Lying close to the banks of the River Tweed and nestled amongst rolling hills, the former mill and spa town of Innerleithen enjoys an idyllic Scottish Borders setting. The town is served by a local supermarket, a library contact centre, a health centre, a pharmacy, a post office and several independent shops, including bakeries. A selection of eateries is also on offer, whilst further amenities can be found a short drive away in the charming market town of Peebles. The town's scenic surroundings provide endless opportunities for outdoor pursuits such as fishing, walking and cycling, while nearby Glentress Forest Park boasts a treetop adventure course. Innerleithen also hosts its own park and a local history museum at St Ronan's Wells. Primary and nursery schooling is provided locally at St Ronan's Primary School, followed by secondary education at Peebles High School. Commuting to the capital takes approximately an hour by road, whilst Galashiels – located 20 minutes' drive from Innerleithen – provides fast and frequent rail connections as part of the Borders Railway.

# FLOORPLAN



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

## Property Office:

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